

S. 5555

P- 5773/18



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AB 227828

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 27/9/18  
 S. 5773/18

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 certified that the document is admitted in registration. The Signature sheet and the endorsement sheet attached with this document are the name of this document

Adl. District Sub-Registrar  
 South 24 Parganas

**THIS DEED OF CONVEYANCE** made this 27<sup>th</sup> day of September Two Thousand Eighteen (2018) BETWEEN

Contd. ....P/2



11277

Sl No

Name

Address : **MUNIR RAJAN CHAKRABORTY**  
Advocate  
High Court Calcutta

Rs.

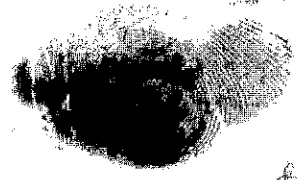
Kolkata Collectorate,  
11, Netaji Subhas Rd.,  
Kolkata-1

Arpal Kr. Saha  
Licensed Stamp  
Vendor

Date

13 SEP 2018

Business Agent  
Director



Business Agent

1249  
28/9/15



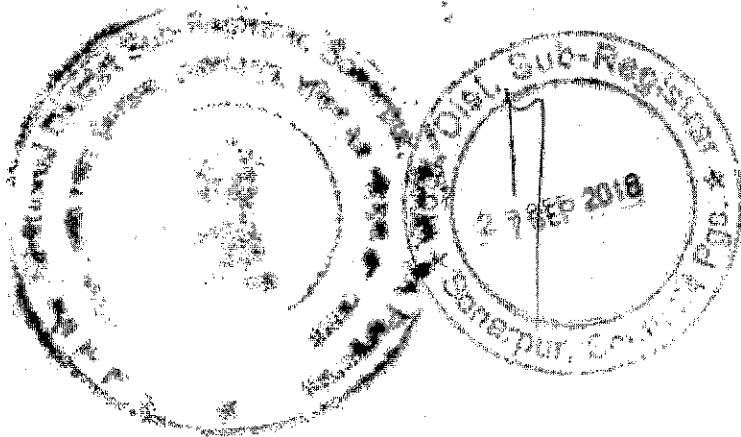
Mihir Nandi  
S/o. Rajmohan Nandi  
vill + P.O - Palappragan  
Dist. Hooghly  
P.S - Aarumbag  
Pin - 712915  
Occu - service

**LIBERAL CONSULTANCY SERVICES PRIVATE LIMITED** (PAN : AABCL 1142 N), a company incorporated under the Companies Act 1956 (CIN : U74140WB2005PTC104430), having its registered office at 78, Bentinck Street, 2<sup>nd</sup> Floor, Room No. 5B, P.O. - Kolkata GPO, P.S. - Bowbazar, Kolkata - 700 001, represented by its Director MR. BRAHMANAND AGARWALA (PAN : ADBPA 8979 L) son of Late Mamraj Agarwala of by faith - Hindu, by Occupation - Business, Nationality and Citizenship - Indian, residing at 6A, Iron Side Road, P.O. Ballygunge, P.S. - Karaya, Kolkata - 700 019, hereinafter referred to as the **"VENDOR"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor and/or successors-in-interest representatives and assigns) of the **ONE PART.**

**AND**

**MEGHA AGARWALA** (PAN : ASQPS 3627 M) wife of Mr. Piyush Agarwala by faith Hindu, by Nationality Indian, by occupation Business, residing at 6A, Iron Side Road, P.O. Ballygunge, P.S. - Karaya, Kolkata - 700 019, hereinafter referred to as the **"PURCHASER"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include each of their heirs, executors, successors, successors-in-interest, legal representatives, administrators and assigns) of the **OTHER PART.**

**WHEREAS** one Ahamed Ali Mir son of Late Saukat Ali Mir alias Chakaet Ali Mir, Rukiya Khatun Bibi alias Ruhia Khatun Bibi alias Refia Khatun Bibi, wife of Late Rausan Ali Mir and Anjuman Bibi, wife of Saikh Mahiuddin were the recorded owners of land measuring

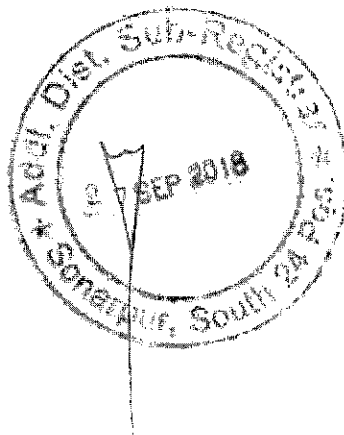


about 12 Decimal in R.S. Dag No. 526 lying and situated at Mouza - Manikpur, J.L. No. 77, Police Station Sonarpur, Pargana Magura, R.S. No. 226, Touzi No. 412, in R.S. Khatian No. 127 in the District South 24 Parganas in the State of West Bengal hereinafter referred to as the ENTIRE LAND.

**AND WHEREAS** by an Indenture dated 9<sup>th</sup> day of November 1964, made between the said Rukiya Khatun Bibi therein referred to as the Vendor and Ahamad Ali Mir therein referred to as the Purchaser and registered in the Office Of the Additional District Sub- Registrar at Sonarpur, South 24 Parganas, and recorded in Book No. I, Volume No. 126, Pages 91 to 94, Being No. 9717 for the year 1964, the said Vendor for the consideration therein mentioned granted, transferred and conveyed unto and in favour of the said Purchaser absolutely and forever free from all encumbrances and liabilities whatsoever his entire share in the said entire land being an area of 5 Decimals be the same a little more or less.

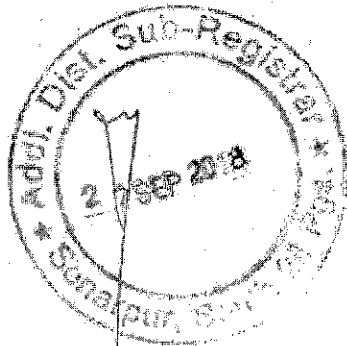
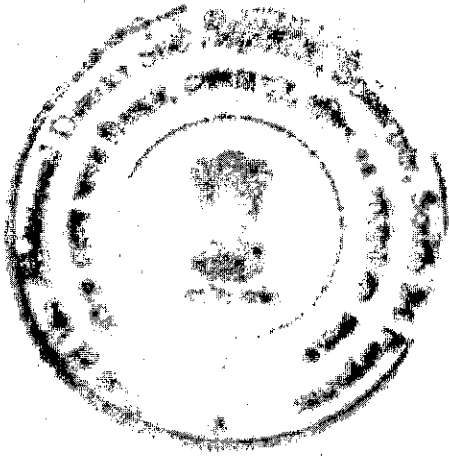
**AND WHEREAS** said Anjuman Bibi during her lifetime had by way of a gift made orally as per muslim law transferred her entire share in the said entire land admeasuring 4 Decimal more or less unto and in favour of the said Ahamad Ali Mir and subsequent thereto the said Anjuman Bibi died.

**AND WHEREAS** the said Ahamad Ali Mir thus became seized and possessed of and/or otherwise well and sufficiently entitled to all that the entire 12 decimal of land in the aforesaid R S/L.R Dag No. 526 situate lying at Mouja Manikpur, J.L. No. 77, Police Station Sonarpur, Pargana Magur, R.S. No. 226, Touji No. 412, in the District of South 24 Parganas.



**AND WHEREAS** by an Indenture dated 5<sup>th</sup> day of February 1998 made between the said Ahamad Ali Mir therein referred to as the Vendor and Mansur Ali Mir therein referred to as the Purchaser and registered in the office of Additional District Sub-Registrar, Sonarpur, South 24 Parganas, West Bengal and recorded in Book No. I, Volume No. 142, Page Nos. from 132 to 137, being no. 8666 for the year 1998, the said Vendor for the consideration therein mentioned granted, transferred and conveyed unto and in favour of the said Purchaser absolutely and favour free from all encumbrances and liabilities whatsoever the said entire land being an area of 12 Decimals be the same a little more or less.

**AND WHEREAS** by a Deed of Conveyance dated the 22.12.2010 and registered at the office of Dist. Sub-Registrar IV, South 24 Parganas, recorded in Book No. I, CD Volume No. 32, Pages from 3475 to 3488, Being No. 9452 for the year 2010, the Mansur Ali Mir therein referred to as the Vendor for valuable consideration sold, conveyed, transferred, assigned and assured unto and in favour of Liberal Consultancy Services Pvt. Ltd. therein referred to as the Purchaser, the Vendor herein ALL THAT the piece and parcel of land containing an area of 10 Decimal being part of R.S./L.R. Dag No. 526, (such L.R. Dag contains total area of 12 Decimal) lying and situate at Mouza-Manikpur, J.L. No. 77, P.S. Sonarpur, Pargana Magura, L.R. Khatian Nos. 1207, 678 and 68, R.S> No. 226, Touji No. 412, togetherwith dwelling structure admeasuring 240 Sq.ft. in the District of South 24 Parganas. Thereafter the said Liberal Consultancy Services Pvt. Ltd. recorded its name in the records of B.L. & L.R.O. Sonarpur in L.R. Khatian No. 1295.

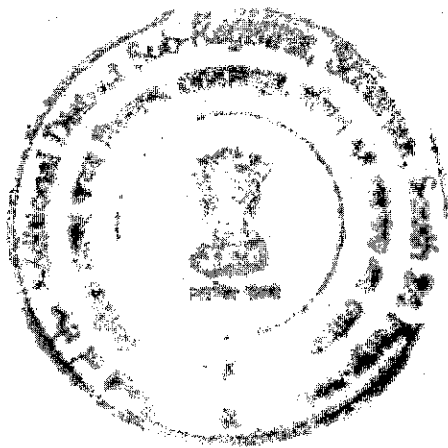




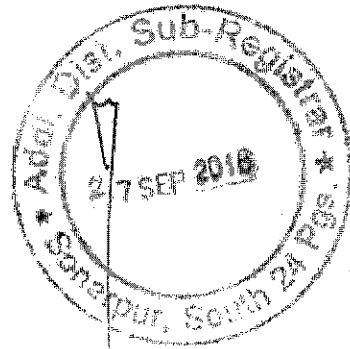
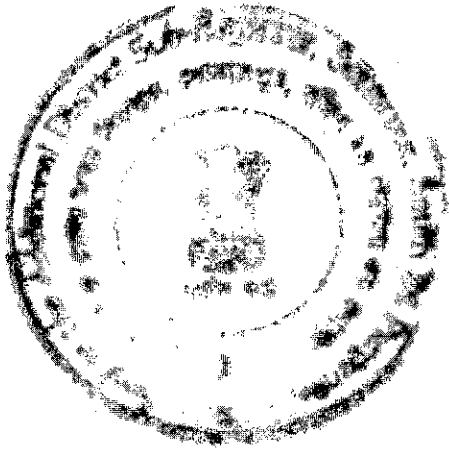
**AND WHEREAS** by virtue of aforesaid Deed of Conveyance the Vendor herein Liberal Consultancy Services Pvt. Ltd. has become the absolute owner and is seized and possessed of and or otherwise well and sufficiently entitled to ALL THAT the piece and parcel of land measuring 10 Decimal more or less out of total Dag area 12 Decimal togetherwith dwelling structure admeasuring 240 Sq.ft. comprised in R.S./L.R. Dag No. 526, recorded in L.R. Khatian No. 1295 lying and situated at Mouza- Manikpur, J.L. No. 77, within the limits of Rajpur-Sonarpur Municipality, P.S. Sonarpur, P.O. - Harinavi, Additional District Sub-Registry Office, Sonarpur, District South 24 Parganas, West Bengal absolutely and forever free from all encumbrances and hereinafter referred to as the "**said Property**".

A. The Vendor herein has held out, warranted, assured and represented before the Purchaser, as follows:-

- i. That the said Property is in uninterrupted and exclusive "Khas" peaceful vacant and physical possession of the Vendor without any disturbance obstruction claim or objection of any and every nature whatsoever from any person or persons and that no person or persons has/have ever claimed title or possession to the said Property or any part thereof adversely to the Vendor;
- i. That no part or portion of the said Property has ever been vested in the State under the provisions of the West Bengal Land Reforms Act, 1955 or any other Act or statute applicable to the said Property nor is there any case pending under such Acts or Statutes;

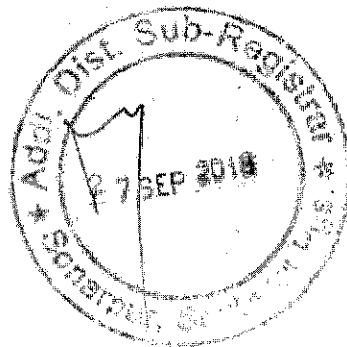
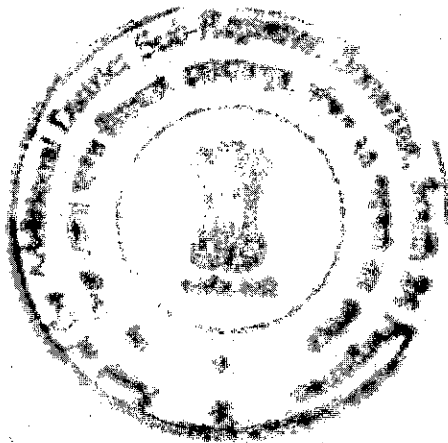


- ii. That the Vendor never held nor hold any excess land within the meaning of the West Bengal Land Reforms Act, 1955 or any other Act or statute applicable to the said Property and that the Vendor has not done anything in violation or contravention of the West Bengal Land Reforms Act, 1955 or any other Act or statute applicable to the said Property;
- iii. That the said Property or any portion thereof is not affected by any notice or scheme or alignment of the Kolkata Metropolitan Development Authority or the Government or any other Public Body or Authority;
- iv. That no declaration has been made or notification published for acquisition or requisition of the said Property;
- v. That said Property or any portion thereof is neither under the Land Acquisition Act nor any other Act for the time being in force and that the said Property or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any Act or case whatsoever;
- vi. That the said Property or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instance of the Income Tax Authorities or other Government Authorities under the Public Demand



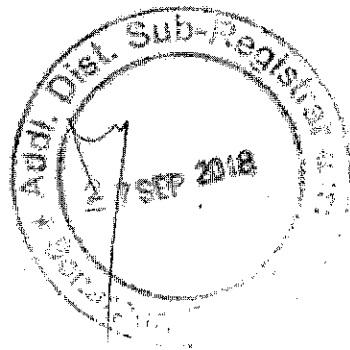
Recovery Act or any other Acts or Case or otherwise whatsoever or howsoever;

- vii. That there is no impediment or restriction under any law for the time being in force on the Vendor which prevent or restrict the Vendor from selling conveying and transferring the said Property or any portion thereof unto and in favour of the Purchaser;
- viii. That no action, suit, appeal or litigation in respect of the said Property or in any way concerning the said Property or any part thereof is pending and that no person has ever claimed any right title interest or possession of any and every nature whatsoever in or in respect of the said Property or any part thereof nor sent any notice in respect thereof nor filed any suit or other legal proceeding in respect thereof nor is the Vendor aware of any such claim, notice, suit or proceeding and that save and except the Vendor, no other person has or can claim any right title or interest of any and every nature whatsoever in the said Property or any portion thereof;
- ix. That the said Property or any part thereof is not affected by the provisions of the West Bengal Thika Tenancy (Acquisition & Regulation) Act, 2001 or the erstwhile Kolkata Thika and other Tenancies and Lands (Acquisition & Regulation) Act, 1981;
- x. That the said Property or any portion thereof is not affected by or subject to (a) any mortgage including



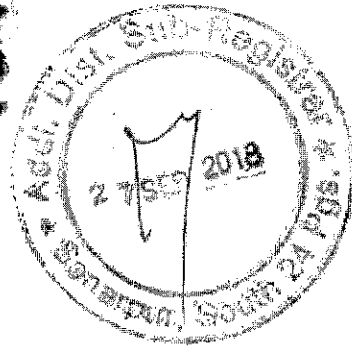
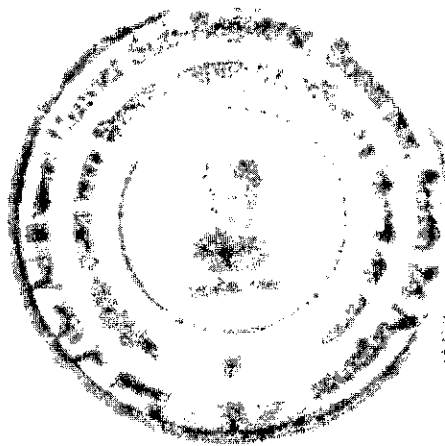
mortgage by deposit of title deeds or anomalous mortgage under the Transfer of Property Act or any other Act, (b) any charge lien lispendens or annuity, (c) any right of residence or maintenance under any testamentary disposition settlement or other documents or under any law, (d) any trust resulting or constructive arising under any debutter name benami transaction or otherwise, (e) any debutter wakf or devseva, (f) any attachment including attachment before judgement of any Court or authority, (g) any right of way water light support drainage or any other easement with any person or properties or any of them, (h) any right of any person under any agreement or otherwise, (i) any burden or obligation other than payment of Khajana/Revenue and (j) any other encumbrance of any kind whatsoever or any decree or order including any injunction or prohibitory order;

- xi. That there is no defect in the Vendor's title to the said Property or any part thereof which could expose the Purchaser to any risk nor is there any material or latent defect in the said Property or any part thereof or in the Vendor's title thereto;
- xii. That no document judgment or any other order is in force as on date affecting the said Property or any part thereof nor is the said Property or any part thereof vested in the Official Assignee or in the Receiver-in-Insolvency or any other Receiver;

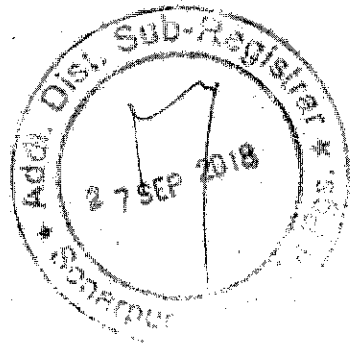
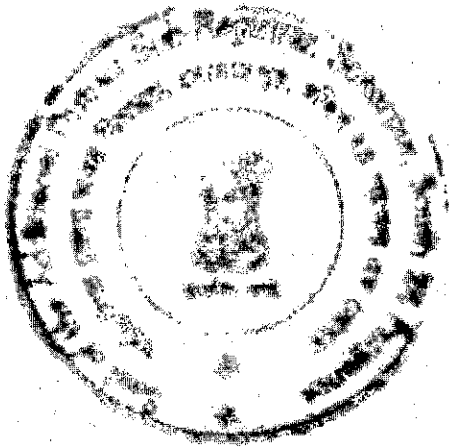




- xiii. That the Vendor has not done anything whereby the rights title or interest of the Vendor in the said Property or any part thereof could have been encumbered impeached challenged or disputed in any way;
- B. That the Purchaser relying on the aforesaid representations and assurances of the Vendor and believing the same to be true and correct and acting on the faith thereof has agreed to purchase and the Vendor has agreed to sell **ALL THAT** the piece and parcel of land measuring 10 Decimal more or less out of total Dag area 12 Decimal togetherwith dwelling tin shed structure admeasuring 240 Sq.ft. comprised in R.S./L.R. Dag No. 526, recorded in L.R. Khatian No. 1295 lying and situated at Mouza-Manikpur, J.L. No. 77, within the limits of Rajpur-Sonarapur Municipality, P.S. Sonarapur, P.O. – Harinavi, Additional District Sub-Registry Office, Sonarapur, District South 24 Parganas, West Bengal togetherwith all other easements and/or facilities attached thereto including the right of access to the said land more particularly described in Schedule hereunder written and hereinafter collectively referred to as the '**said Property**' at or for a total consideration of Rs. 29,25,000/- (Rupees Twenty Nine Lakhs Twenty Five Thousand only) absolutely and forever free from all encumbrances and liabilities whatsoever.
- C. The Purchaser has at or before execution of this deed of sale paid the full consideration amount to the Vendor and the Vendor has put the Purchaser in Khas, peaceful, vacant and physical possession of the said Property.



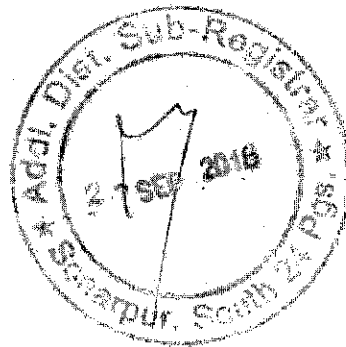
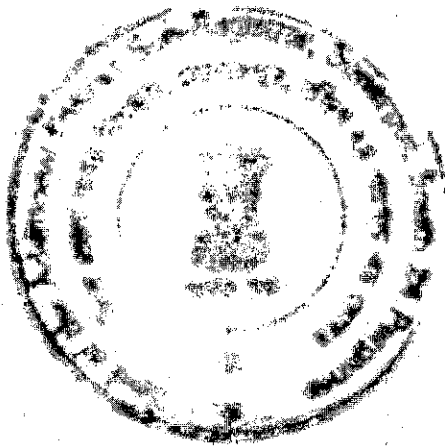
**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said Agreement and in consideration of the said sum of Rs. 29,25,000/- (Rupees Twenty Nine Lakhs Twenty Five Thousand only) duly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby as well as by the receipt for the same hereunder written admit and acknowledge and of and from the same and every part thereof doth hereby acquit, release and forever discharge the Purchaser as well as the said Property hereby sold, conveyed and transferred and every part thereof) the Vendor doth hereby grant, sell, convey, transfer, assign, and assure unto and in favour of the Purchaser herein **ALL THAT** the piece and parcel of land measuring 10 Decimal more or less out of total Dag area 12 Decimal togetherwith dwelling tin shed structure admeasuring 240 Sq.ft. comprised in R.S./L.R. Dag No. 526, recorded in L.R. Khatian No. 1295 lying and situated at Mouza- Manikpur, J.L. No. 77, within the limits of Rajpur-Sonarpur Municipality, P.S. Sonarpur, P.O. - Harinavi, Additional District Sub-Registry Office, Sonarpur, District South 24 Parganas, West Bengal more particularly described in the Schedule hereunder written and hereinbefore as well as hereinafter for the sake of brevity referred to as the "**said Property**" out of entire Dag area measuring 12 Decimal in Dag No. 526 which is demarcated in border **RED** in the map or plan hereto annexed togetherwith all other easements and/or facilities attached thereto including the right of access to the said land **TOGETHERWITH** all other easement rights including the right of ingress and egress and the compound and appurtenances belonging thereto **OR HOWSOEVER OTHERWISE** the said Property or any part thereof now are or is or at any time or times heretofore were or was situated, butted, bounded, called, known, numbered, described or distinguished together with all paths, passages, waters, water-



courses, sewers, drains and all manner of former and other lights, rights, liberties, easements, privileges, emoluments, advantages, appendages and appurtenances whatsoever to the said Property belonging or in anywise appertaining thereto or usually held, used, occupied or enjoyed therewith or reputed to belong or be appurtenant thereto AND the reversion or reversions, remainder or reminders AND all the rents, issues and profits thereof AND all and every part thereof AND all the legal incidence thereof AND all the estate, right, title, interest, inheritance, use, property, possession, claim and demand whatsoever both at law and in equity of the Vendors into upon or in respect of the said Property and every part thereof hereby granted and transferred AND all deeds, pattahs, muniments, writing and evidences of title which in anywise relating to the said Property or any part thereof which now are or hereafter shall or may be in the custody, power or possession of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the said Property AND the said Property hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be together with right of ingress and egress and all other rights, interests, members and appurtenances belonging thereunto and every part thereof unto and to the use of the Purchaser absolutely and forever free from all mortgages, charges, liens, lispensens, encumbrances and liabilities whatsoever.

**THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER:**

- a) That notwithstanding any act, deed, matter or thing whatsoever by the Vendor made, done, committed or knowingly or willingly suffered to the contrary, the Vendor is absolutely seized and



possessed of and or otherwise well and sufficiently entitled to the said Property in its entirety free from all encumbrances and liabilities whatsoever.

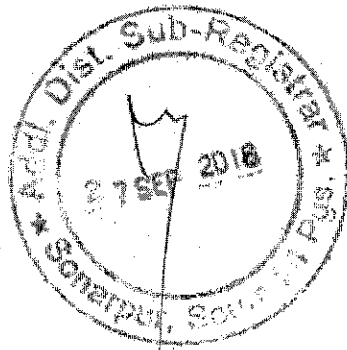
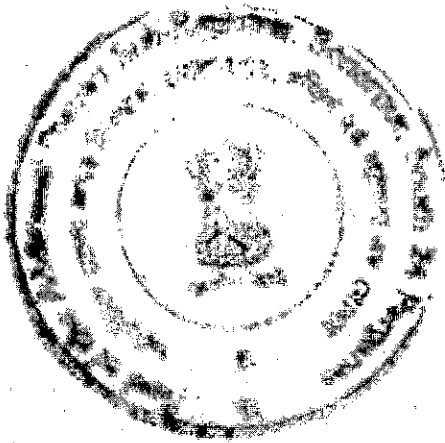
- b) That the Vendor has good right full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said Property hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid according to the true intent and meaning of these presents free from all encumbrances and liabilities whatsoever.
- c) That the transfer being effected by this Conveyance is subject to indemnification by the Vendor about the correctness of Vendor's title and authority to sell as also the Representations and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendor, which if found defective or untrue at any time, the Vendor shall, at his own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and/or rectify.
- d) That the Vendor shall remain liable for all outgoings and impositions payable in respect of the said Property upto the date of these presents and the Vendor shall at all time keep the Purchaser saved, harmless and indemnified against any loss or damages if suffered by any claim of any person or persons or parties in respect of the said Property.
- e) That the Purchaser shall and will and may from time to time and at all times hereafter peaceably and quietly enter into hold,



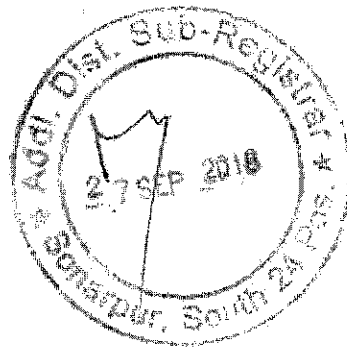


possess and enjoy the said Property hereby granted, sold, conveyed and transferred and receive and enjoy the rents issues and profits thereof and every part thereof without any lawful let, suit, trouble, hindrance, eviction, interruption, disturbance, claim and demand whatsoever from of or by the Vendor or any other person or persons lawfully or equitably claiming from through under or in trust for the Vendor.

- f) That the said Property benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all encumbrances mortgages charges liens lispendens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendor or the Vendor's predecessors-in-title.
- g) That free and clear and freely and clearly and absolutely acquitted, exonerated, discharged and released or otherwise by the Vendor and at the cost and expenses of the Vendor well and sufficiently saved, defended, kept, harmless and indemnified of from and against all and all manner of former and other estates, charges, mortgages, pledges, hypothecation, liens, lispendens, debts, attachments (including attachment under any certificate case or proceedings) executions, encumbrances and liabilities whatsoever made or suffered by the Vendor.



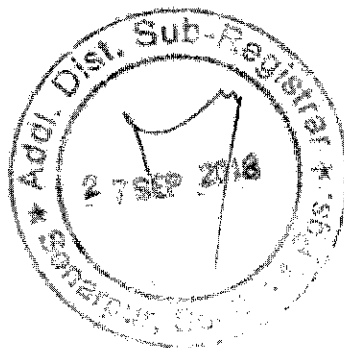
- h) That the Vendor doth hereby further covenant with the Purchaser and declare that no notice has been served upon the Vendor for acquisition and/or requisition of the said Property or any part thereof and that the said Property or any part thereof is not affected by any legal and/or statutory restriction or impediment or embargo and that no proceedings is pending in any Court or Tribunal or any other competent authority for acquiring or requisitioning the said Property or any part thereof or for any other reason.
- i) The Vendor doth hereby further covenant with the Purchaser that the Vendor has or hath not at any time done, executed or performed or suffered to the contrary or been party or privy to any act, deed, matter or thing whereby or by reason or by means whereof the said Property or any part thereof is or are or may be impeached, charged encumbered or affected by reason whereof the Vendor may be prevented from conveying the said Property in the manner aforesaid.
- j) Further the Vendor and all persons having or lawful or equitably claiming estates, rights, title, interest, Property claim and demand whatsoever into or upon the said Property hereby granted, sold, conveyed, transferred assigned and assured or expressed or intended so to be or any part thereof from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser and/or her executors, administrators, legal representative and/or assigns, make, do, acknowledge and execute or cause to be made, done, acknowledged and executed all such acts, deeds, matters and things whatsoever for further



better and more perfectly, effectually or satisfactorily granting transferring and assuring the said Property and every part and parcel thereof unto and to the use of the Purchaser as shall or may be reasonably required.

**AND THE VENDOR DOTH HEREBY FURTHER DECLARE AND ASSURE THE PURCHASER** as follows:

1. **THAT** the Vendor is and shall always be liable for payment of all outgoing and impositions payable in respect of the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be for the period upto the date hereof, whether demanded or not till date by the authorities concerned, and all such outgoing shall be forthwith paid by the Vendor on a demand being made by the Purchaser and the Vendor shall indemnify and keep saved harmless and indemnified the Purchaser in respect thereof and also for all losses damages claims demands consequences and proceedings as may be suffered by the Purchaser due to non-payment or delay in payment thereof;
2. **AND THAT** the Vendor shall sign execute and deliver all papers documents instruments and writings and assist in all manner as may be required by the Purchaser herein from time to time for having the name of the Purchaser mutated in respect of the said Property hereby sold and conveyed;
3. **AND THAT** the Vendor declares that the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (1) consents



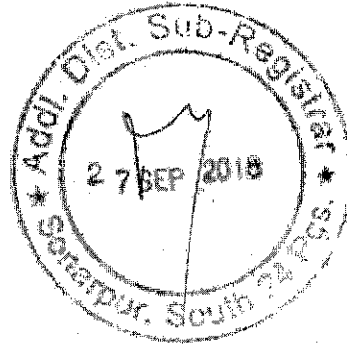
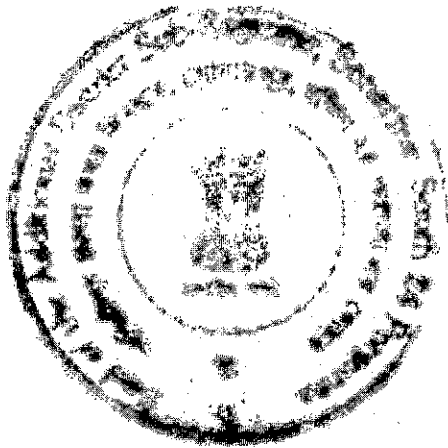
to the same and (2) appoints the Purchaser as the constituted attorney of the Vendor and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and in this regards the Vendor shall sign all documents and papers as required by the Purchaser.

**THE SCHEDULE ABOVE REFERRED TO**

(land sold herewith)

**ALL THAT** the piece and parcel of land measuring 10 Decimal more or less out of total Dag area 12 Decimal togetherwith dwelling tin shed structure admeasuring 240 Sq.ft. comprised in R.S./L.R. Dag No. 526, recorded in L.R. Khatian No. 1295 lying and situated at Mouza-Manikpur, J.L. No. 77, within the limits of Rajpur-Sonarpur Municipality, P.S. Sonarpur, P.O. - Harinavi, Additional District Sub-Registry Office, Sonarpur, District South 24 Parganas, West Bengal, together with all easement right and all other rights, appurtenances and inheritances for access and user of the Said land out of entire Dag area measuring 12 Decimal in Dag No. 526 which is demarcated in border **RED** in the map or plan hereto annexed and butted and bounded as under :

ON THE NORTH : By R.S. & L.R. Dag No. 477  
ON THE SOUTH : By R.S. & L.R. Dag No. 530  
ON THE EAST : By R.S. & L.R. Dag No. 528  
ON THE WEST : By R.S. & L.R. Dag No. 525





IN WITNESS WHEREOF the Vendor hereto has hereto set and subscribed its hands and seal the day, month and year first above written.

SIGNED SEALED AND DELIVERED by  
the VENDOR at Kolkata in the presence  
of :-

1. Mihir Nandi  
Vill + P.O. - Pratapnagar  
Dist - Hooghly

2. Poudip Sarkar  
84/A, C.R. Avenue  
KOL - 12

Liberal Consultancy Services Pvt Ltd

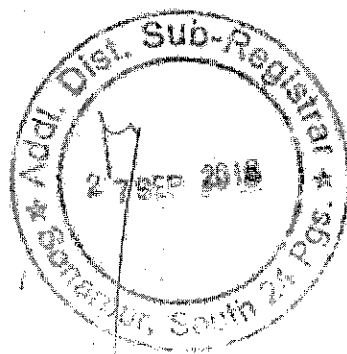
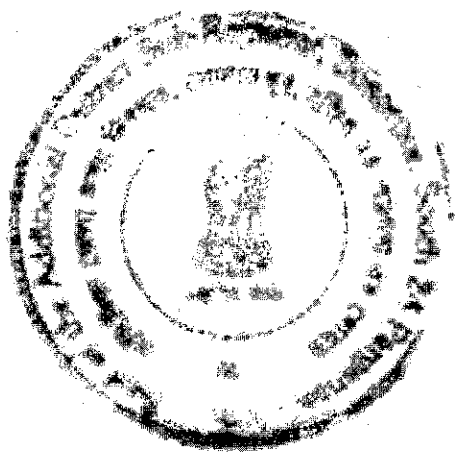
*Brahmanand Agnewal*  
Director/Authorised Signatory

( VENDOR )

*Drafted by*  
*Debaditya Chattopadhyay*  
*Advocate*

DEBADITYA CHATTOPADHYAY  
Advocate  
High Court Calcutta

WB 284 OF 2002



**RECEIVED** of and from the withinnamed Purchaser the within mentioned sum Rs. 29,25,000/- (Rupees Twenty Nine Lakhs Twenty Five Thousand only) being the full amount of the consideration money under this Indenture as per Memo below :

**MEMO OF CONSIDERATION**

<u>Date</u>	<u>Chq. No.</u>	<u>Bank Name &amp; Branch</u>	<u>Amount (Rs.)</u>
27.09.2018	000127	RBL Bank Limited, Thapar House, Kolkata Branch	10,00,000/-
27.09.2018	000128	- do -	10,00,000/-
27.09.2018	000129	- do -	9,25,000/-
		TOTAL	<u>29,25,000/-</u>

(Rupees Twenty Nine Lakhs Twenty Five Thousand only)

WITNESSES :

1. *Mhina Nanda*

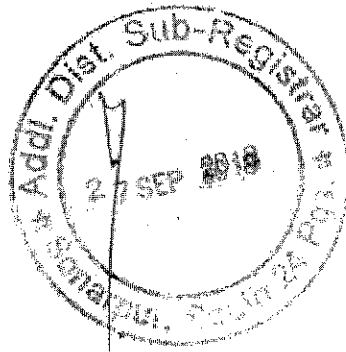
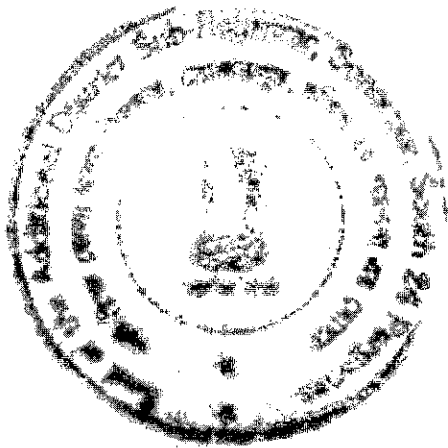
2. *Pradip Sarker*

**Liberal Consultancy Services Pvt. Ltd.**

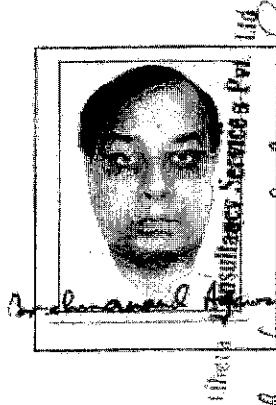
*Anshumanand Bhowmik*

Director/Authorised Signatory

( V E N D O R )



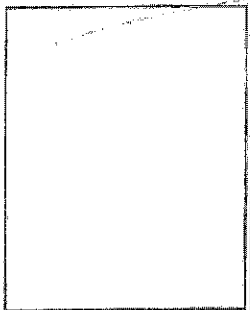
# SPECIMEN FORM FOR TEN FINGERPRINTS



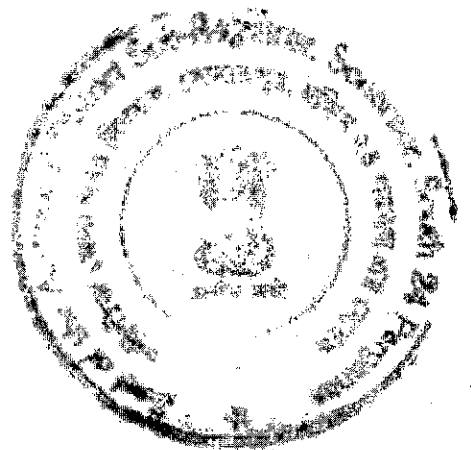
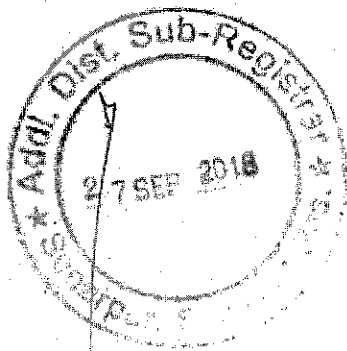
		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Director/Authorised Signatory	Left Hand					
	Right Hand					



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Megha Agarwale	Left Hand					
	Right Hand					



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
	Right Hand					




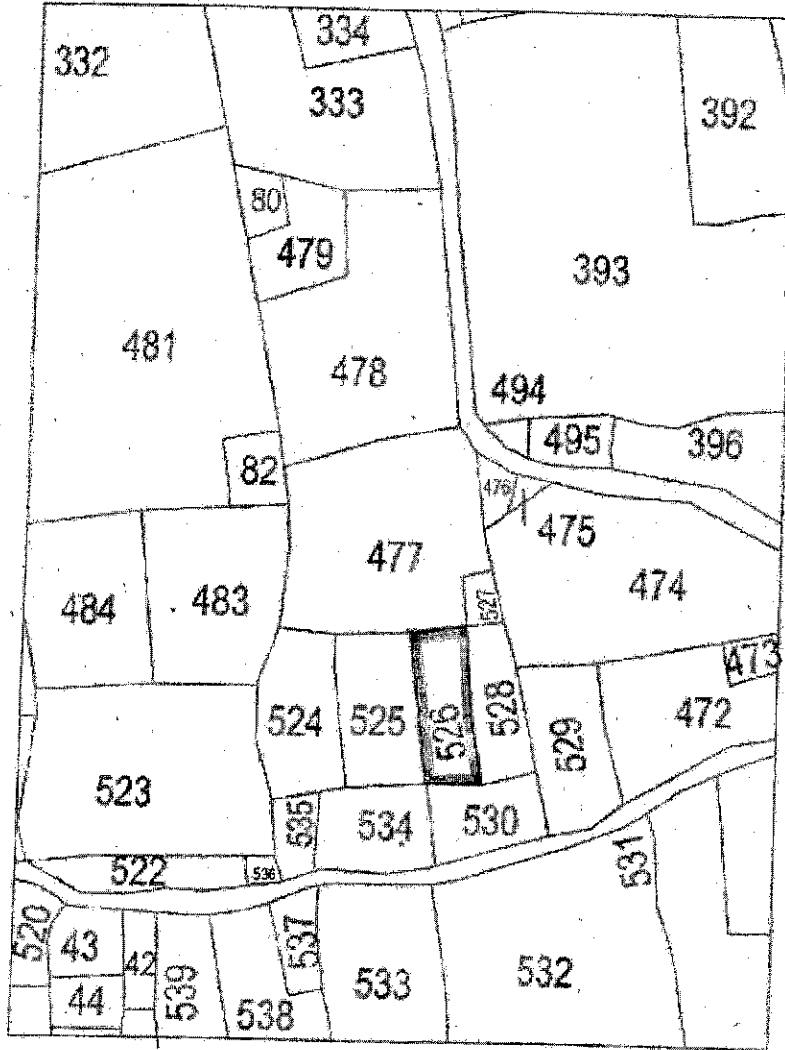
# SALE DEED PLAN

MOUZA - MANIKPUR, J.L. NO. 77, R.S. / L.R. DAG NOS. 526, L.R. KHATIAN NO. - 1295, UNDER RAJPUR SONARPUR MUNICIPALITY, POLICE STATION - SONARPUR, DIST. - SOUTH 24 PARGANAS

SOLD AREA : 10 DECIMAL

Out of Total Area : 12 Decimal

Shown in Red Border   
NOT TO SCALE



Liberal Consultancy Services Pvt. Ltd.

*Brahmasand Aggarwal*  
Director/Authorised Signatory

**VENDOR**







Government of West Bengal  
Directorate of Registration & Stamp Revenue  
FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	1608000492/2018	Date of Application	27/09/2018
Query No / Year	16080001526675/2018		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Ms Liberal Consultancy Services Pvt Ltd		
Stampduty Payable	Rs.1,82,775/-		
Registration Fees Payable	Rs.30,473/-		
Applicant Name of the Visit Commission	Mr S R Chowdhury		
Applicant Address	sonarpur		
Place of Commission	6A, Iron Side Road, P.O:- Ballygunge, P.S:- Karaya, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700020		
Expected Date and Time of Commission	27/09/2018 1:00 AM		
Fee Details	J1: 250/-, J2: 1,750/-, PTA-J(2): 0/-, Total Fees Paid: 2,000/-		
Remarks			



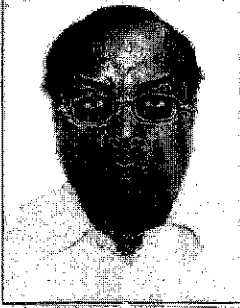


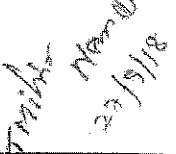
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. SONARPUR, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16080001526675/2018

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Brahmanand Agarwala 6A, Iron Side Road, P.O:- Ballygunge, P.S:- Karaya, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700020	Representative of Seller [Liberal Consultancy Services Private Limited]			 27/9/18
Sl No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Mihir Nandi Son of Mr. Rajmohan Nandi Pratpnagar, P.O:- Pratapnagar, P.S:- Arambag, District:-Hooghly, West Bengal, India, PIN - 712415	Brahmanand Agarwala		 27/9/18	

(Prasanta Mukhopadhyay)

ADDITIONAL DISTRICT  
SUB-REGISTRAR

OFFICE OF THE A.D.S.R.  
SONARPUR

South 24-Parganas, West  
Bengal

Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-201819-029229146-1

Payment Mode Online Payment

GRN Date: 27/09/2018 13:52:42

Bank : HDFC Bank

BRN : 612619042

BRN Date: 27/09/2018 13:53:13

DEPOSITOR'S DETAILS

Id No. : 16080001526675/2/2018

[Tender Number]

Name : LIBERAL CONSULTANCY SERVICES PVT LTD  
Contact No. : Mobile No. : +91 9331849382  
E-mail :  
Address : 78BENTICK STREET KOLKATA 700 001  
Applicant Name : Ms Liberal Consultancy Services Pvt Ltd  
Office Name :  
Office Address :  
Status of Depositor : Others  
Purpose of payment / Remarks : Sale, Sale Document

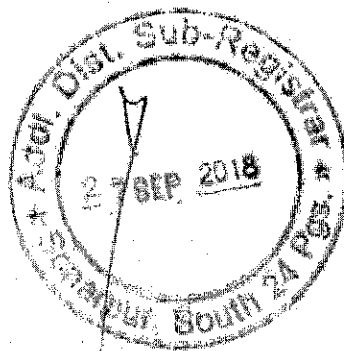
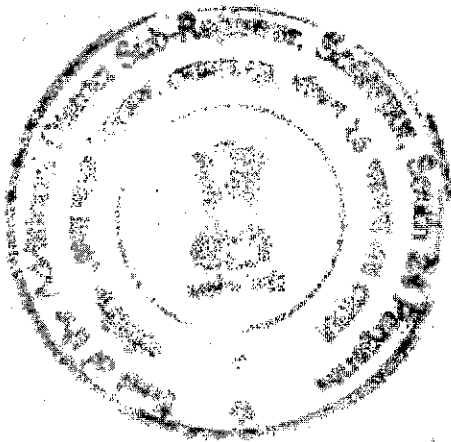
PAYMENT DETAILS

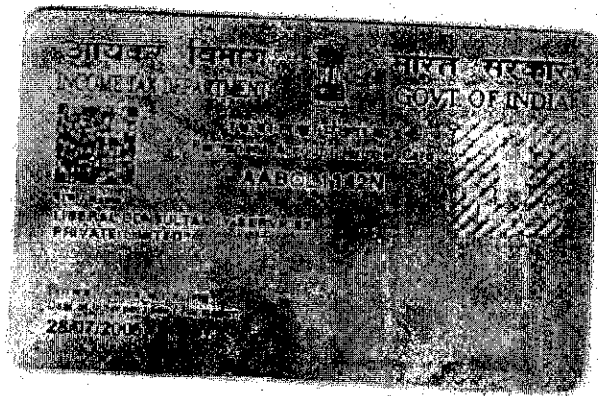
Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [ ₹ ]
1	16080001526675/2/2018	Property Registration- Stamp duty	0030-02-103-003-02	132675
2	16080001526675/2/2018	Property Registration- Registration Fees	0030-03-104-001-16	30473

Total

213148

In Words : Rupees Two Lakh Thirteen Thousand One Hundred Forty Eight only





Liberal Consultancy Services Pvt. Ltd.


*Bachmanand Agwala*

Director/Authorised Signatory



Bondharand Agarwal

**ELECTION COMMISSION OF INDIA**  
**INDIAN ELECTION SYSTEM**  
**IDENTITY CARD**




Electors Name: [Name]  
 पिता/माता का नाम: [Name]  
 Father/Mother's Name: [Name]  
 पति/पति/पति/पति: [Name]  
 Sex: [Male/Female]  
 Date: [Date]  
 Age as on 1.1.1995: [Age]  
 S.S. [Number]

*Prakash Chandra Aggarwal*

**प्रमाणित**  
**व्यक्तिगत पहचान कार्ड**  
**व्यक्तिगत पहचान कार्ड**

**व्यक्तिगत पहचान कार्ड**  
**व्यक्तिगत पहचान कार्ड**



**Electoral Registration Officer**  
**व्यक्तिगत पहचान कार्ड**

**For SAULTONCE**      **Assembly Constituency**  
**व्यक्तिगत पहचान कार्ड**      **व्यक्तिगत पहचान कार्ड**

**Place:** [Location]  
**Date:** [Date]  
**उपस्थिति:** [Signature]

SECRET  
NO FORN DISSEM  
EXCLUDED FROM AUTOMATIC  
DOWNGRADING AND  
DECLASSIFICATION

SECRET  
NO FORN DISSEM  
EXCLUDED FROM AUTOMATIC  
DOWNGRADING AND  
DECLASSIFICATION



शुद्ध पंजीत  
INCOME TAX DEPARTMENT  
MEGHA AGRAWAL  
1110 01418-1110000  
22/03/2018  
A501358274  
GOVT OF INDIA



ভারত সরকার  
Unique Identification Authority of India  
Government of India

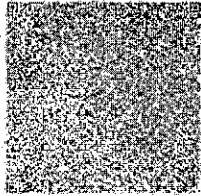
ভালিফিকেশন নম্বর/ Enrolment No.: 2730/00102/01711

To  
মিহির নন্দী  
Mihir Nandi  
Pratannaagar  
Hooghly West Bengal - 712422  
9331849382

Download Date: 22/08/2013

Generation Date: 22/08/2013

Validly unknown



QR Code with Praticententi

আমার আধার সংখ্যা / Your Aadhaar No. :

8927 6887 8560

VID : 8159 9758 1793 9694

আমার আধার, আমার পরিচয়



ভারত সরকার  
Government of India



মিহির নন্দী  
Mihir Nandi  
জন্মতারিখ: 08/12/1979  
সুখ/ MALE

8927 6887 8560

VID : 8159 9758 1793 9694

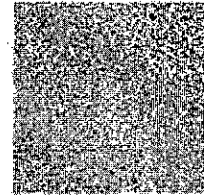
আমার আধার, আমার পরিচয়



ভারত সরকার  
Unique Identification Authority of India

ঠিকানা:  
প্রতাপনগর, হুগলী,  
পশ্চিমবঙ্গ - 712422

Address:  
Pratannaagar, Hooghly,  
West Bengal - 712422



QR Code with Praticententi

8927 6887 8560

VID : 8159 9758 1793 9694

- তথ্য
- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
  - পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করা
  - এটা এক ইলেক্ট্রনিক প্রক্রিয়াজ তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .

Mihir Nandi

### Major Information of the Deed

Deed No :	I-1608-05173/2018	Date of Registration	28/09/2018
Query No / Year	1608-0001526675/2018	Office where deed is registered	
Query Date	26/09/2018 7:34:48 PM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Liberal Consultancy Services Pvt Ltd 78, Bentinck Street, 2nd Floor, Room No. 5B, Thana : Bowbazar, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9331849382, Status : Seller/Executant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4303] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 29,25,000/-	Rs. 30,45,920/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,82,775/- (Article:23)	Rs. 30,473/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Unnamed / Missing Road, Mouza: Manikpur

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-526	LR-1296	Bastu	Bastu	10 Dec	28,60,000/-	29,75,000/-	Width of Approach Road: 6 Ft.
<b>Grand Total :</b>					<b>10Dec</b>	<b>28,60,000 /-</b>	<b>29,75,000 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Selforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	240 Sq Ft	65,000/-	70,920/-	Structure Type: Structure
Gr. Floor, Area of floor : 240 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 8 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>240 sq ft</b>	<b>65,000 /-</b>	<b>70,920 /-</b>	

#### Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>Liberal Consultancy Services Private Limited</b> 78, Bentinck Street, 2nd Floor, Room No. 5B, P.O:- Kolkata G P O, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, PAN No.:: AABCL1142N, Status : Organization, Executed by: Representative, Executed by: Representative

Major Information of the Deed :- I-1608-05173/2018-28/09/2018

26/09/2018 Query No:-16080001526675 / 2018 Deed No :- 160805173 / 2018, Document is digitally signed.

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Megha Agarwala</b> Wife of Mr Piyush Agarwala 6A, Iron Side Road, P.O:- Ballygunge, P.S:- Karaya, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700020 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ASQPS3627M, Status :Individual, Status : Not Executed

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Brahmanand Agarwala (Presentant )</b> Son of Late Memraj Agarwala 6A, Iron Side Road, P.O:- Ballygunge, P.S:- Karaya, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADBFA8979L Status : Representative, Representative of : Liberal Consultancy Services Private Limited (as director)

**Identifier Details :**

Name & address	
Mihir Nandi	
Son of Mr Rajmohan Nandi	
Pratnagar, P.O:- Pratnagar, P.S:- Arambag, District:-Hooghly, West Bengal, India, PIN - 712415, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Brahmanand Agarwala	

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Liberal Consultancy Services Private Limited	Megha Agarwala-10 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Liberal Consultancy Services Private Limited	Megha Agarwala-240.00000000 Sq Ft

**Endorsement For Deed Number : I - 160805173 / 2018**

Major Information of the Deed :- I-1608-05173/2018-28/09/2018

28/09/2018 Query No:-160803D1626875 / 2018 Deed No :- 160805173 / 2018, Document is digitally signed.

On 27-09-2018

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 18:43 hrs on 27-09-2018, at the Private residence by Brahmanand Agarwala

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 30,45,920/-

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]**

Execution is admitted on 27-09-2018 by Brahmanand Agarwala, Director, Liberal Consultancy Services Private Limited (Private Limited Company), 78, Bentinck Street, 2nd Floor, Room No. 5B, P.O:- Kolkata G P O, P.S:- Bowbazar, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001

Identified by Mihir Nandi, , Son of Mr Rajmohan Nandi, Pratpnagar, P.O: Pratapnagar, Thana: Arambag, , Hooghly, WEST BENGAL, India, PIN - 712415, by caste Hindu, by profession Service

Prasanta Mukhopadhyay  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SONARPUR

South 24-Parganas, West Bengal

On 28-09-2018

**Certificate of Admissibility(Rule 48,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 30,473/- ( A(1) = Rs 30,459/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 30,473/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/09/2018 1:53PM with Govt. Ref. No: 192018190292291461 on 27-09-2018, Amount Rs: 30,473/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 612619042 on 27-09-2018, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,82,775/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,82,675/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 111277, Amount: Rs.100/-, Date of Purchase: 13/09/2018, Vendor name: Amal Kr Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/09/2018 1:53PM with Govt. Ref. No: 192018190292291461 on 27-09-2018, Amount Rs: 1,82,675/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 612619042 on 27-09-2018, Head of Account 0030-02-103-003-02

Prasanta Mukhopadhyay  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SONARPUR

South 24-Parganas, West Bengal

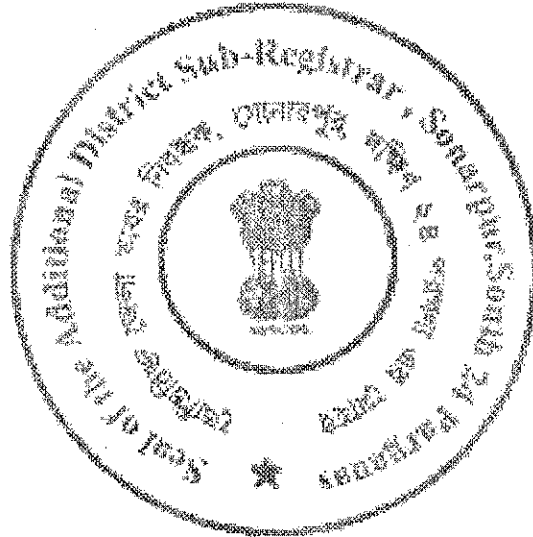
Major Information of the Deed :- I-1608-05173/2018-28/09/2018

Certificate of Registration under section 60 and Rule 69.

Registered In Book - I

Volume number 1608-2018, Page from 115953 to 115986

being No 160805173 for the year 2018.



*Prasanta*

Digitally signed by PRASANTA  
MUKHOPADHYAY  
Date: 2018.09.28 17:49:29 +05:30  
Reason: Digital Signing of Deed.

(Prasanta Mukhopadhyay) 28-09-2018 17:48:40

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SONARPUR

West Bengal.

(This document is digitally signed.)